

AMENDED AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

August 20, 2013

**Work Session 4:00 p.m. Policy Session 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

*\*\* This meeting may be held telephonically to allow a member of the City Council to participate \*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
2. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

**POLICY SESSION – CITY COUNCIL CHAMBERS**

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
  - A. Pony Express Days Report
  - B. Citizens' Budget
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

**CONSENT AGENDA**

9. MINUTES
  - A. August 6, 2013 – Regular City Council Meeting
10. FINAL PLATS
  - A. Meadow Ranch V, Plat 2
  - B. SilverLake, Plat 9
  - C. Parkside, Phase A, Plat 1

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
**If you need a special accommodation to participate in the City Council Meetings and Work Sessions,**  
**please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.**

11. DEVELOPMENT AGREEMENTS

- A. Skyline Ridge, Phase 1B
- B. Skyline Ridge, Phase 1C
- C. SilverLake, Plat 8
- D. Lone Tree West, Plat 1

**SCHEDULED ITEMS**

**PUBLIC HEARING**

12. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map 2, and Approving the Master Development Plan for Arrival at North Ranch.

BACKGROUND: *(Presented by Steve Mumford)* The City Council will consider the approval of the Master Development Plan and amendment to the General Plan Map 2 for the Hindley Annexation that was recently annexed into the City. This project will be located north of the Clearview Estates development, west of the North Ranch neighborhood, and south of Camp Williams and will be known as Arrival at North Ranch. This plan consists of 178 residential lots on 223.36 acres. The minimum lot size proposed is a ½ acre, with a majority of the lots proposed being over 1 acre in size.

13. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Designating an Assessment Area for the Purpose of (i) Levying Assessments against Properties within the Assessment Area to Finance the Construction and Installation of Road, Sewer, Storm Water, Culinary Water and Related Improvements, (ii) Estimating the Amount of the Assessments to be Levied and the Method or Methods of Assessments and (iii) Generally Describing the Period Over Which the Assessments are to be Paid and the Manner in Which the City Intends to Finance Said Improvements; and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* In order to formally assess the property through an assessment ordinance which liens the property, the City must first designate a geographic area as the assessment area. After the Bonds are issued, an assessment ordinance will be adopted; this will likely take place in September. The assessment area would improve Ranches Parkway, north and west of Meadow Ranch.

14. BID APPROVAL – Consideration and Approval of Bid for Niels Fugal Sons Company, LLC, for the Cedar Pass Ranch, Phase 1, Natural Gas System.

BACKGROUND: *(Presented by Adam Ferre)* The proposed bid is for the installation of a natural gas system to serve residents in Cedar Pass Ranch, Phase 1. This proposal was made by the residents and if approved, will provide natural gas to 31 lots. The estimated cost per lot will be approximately \$3657 for the main lines and \$2204 for the laterals, as well as a cost for the individual meters. These costs will be paid by the residents.

15. BID AWARD – Consideration and Award of Bid to Niels Fugal Sons Company, LLC, for Underground Gas Services.

BACKGROUND: *(Presented by Adam Ferre)* The proposed bid is for the installation of underground natural gas laterals within the City.

16. AGREEMENT – Consideration and Approval of an Agreement and Release of Claims for Hidden Canyon Subdivision Improvements.

BACKGROUND: *(Presented by Jeremy Cook)* This agreement details the terms of a settlement and release with Salisbury Development, LC and M&T Bank regarding subdivision improvements for Hidden Canyon development. The Mutual Release of All Claims requires Salisbury Development to complete certain subdivision improvements identified by the parties, and to pay the City for completion of certain landscaping improvements to the detention basin at the entrance of the Hidden Canyon subdivision.

17. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

18. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

19. COMMUNICATION ITEMS

a. Upcoming Agenda Items

20. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **16<sup>th</sup> day of August, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E.

Campus Dr., Eagle Mountain, Utah. On this **16<sup>th</sup> day of August, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder